

SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State:	29		
% of Funds Committed	93.58 %	99.00 %	28	96.48 %	26	26	
% of Funds Disbursed	88.55 %	94.28 %	28	89.00 %	39	40	
Leveraging Ratio for Rental Activities	1.59	5.05	25	4.81	27	21	
% of Completed Rental Disbursements to All Rental Commitments***	98.73 %	88.44 %	15	83.25 %	42	56	
% of Completed CHDO Disbursements to All CHDO Reservations***	93.15 %	69.74 %	2	70.99 %	85	90	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	80.00 %	82.05 %	13	81.75 %	36	37	
% of 0-30% AMI Renters to All Renters***	40.91 %	36.39 %	9	45.84 %	39	38	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.55 %	98.52 %	17	96.12 %	51	55	
Overall Ranking:				In State:	11 / 29	Nationally:	59 57
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$20,607	\$19,846		\$27,889	220 Units	49.30 %	
Homebuyer Unit	\$21,572	\$16,406		\$15,632	109 Units	24.40 %	
Homeowner-Rehab Unit	\$12,935	\$16,174		\$21,037	63 Units	14.10 %	
TBRA Unit	\$437	\$5,774		\$3,206	54 Units	12.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Bethlehem PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$50,250	\$80,285	\$22,897
\$101,761	\$42,443	\$16,458
\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 0.6 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.01

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	61.2	29.6	49.2	0.0
Black/African American:	11.9	5.6	3.2	0.0
Asian:	0.5	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.5	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	2.3	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	23.7	60.2	47.6	0.0
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HOUSEHOLD SIZE:

1 Person:	63.9	13.0	22.2	0.0
2 Persons:	17.8	19.4	17.5	0.0
3 Persons:	9.1	31.5	19.0	0.0
4 Persons:	5.5	23.1	19.0	0.0
5 Persons:	2.7	7.4	20.6	0.0
6 Persons:	0.9	0.9	1.6	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	46.6	13.0	27.0	0.0
Elderly:	27.4	0.0	6.3	0.0
Related/Single Parent:	19.2	51.9	28.6	0.0
Related/Two Parent:	1.8	29.6	31.7	0.0
Other:	5.0	0.9	6.3	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	12.8	0.0 [#]
HOME TBRA:	11.0	
Other:	20.5	
No Assistance:	55.7	

of Section 504 Compliant Units / Completed Units Since 2001 12

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Bethlehem State: PA Group Rank: 59
 (Percentile)
 State Rank: 11 / 29 PJs Overall Rank: 57
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	98.73	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	93.15	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	80	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	99.55	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	1.64	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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